

## REAL ESTATE NEWS.

The week just ended has not fulfilled the promises that the excellent condition of things in the real estate field made for it. The renting season has been most encouraging, and a period of investment and speculative activity was naturally expected. That this period did not fall within the past week is everywhere admitted and many reasons are given for the continued delay of activity. Brokers attribute this delay to the near approach of the November elections and the excitement attendant upon them. It is hard to discover any other reason in view of the satisfactory condition of realty itself and therefore it is well enough to accept the brokers' view of the matter.

The dealing at private contract, while not all that was to be expected, possessed many features indicative of the need of a more active movement. The transactions brought to a close in apartment houses and business properties have the appearance of investment purchases, and in several instances such is admittedly the case. In at least three of these transactions the localities have been favored for some time by investors. The site acquired by the Caledonian Insurance Company on Pine street, in a neighborhood which has recently been the scene of an investment movement, and the same thing is true of Central Park West and West End avenue, where big apartment houses changed hands last week. A rather neglected portion of the city, the Bowery, so far as real estate activity is concerned, has been participating in the deals of late and the past week saw one good sale concluded there and a second even larger transaction started on its way.

The dealing in private houses was maintained throughout the week, and a number of good sales were consummated in various sections of the city. Along with this phase of the selling the transactions in unimproved property may be classed. Several large plots found new owners on Manhattan Island and in the Bronx; a satisfactory activity in this class of property was reported. Several sales of some magnitude were made along Third and Jerome avenues, and a number of equally good sales are promised in the near future.

On the whole, the week was an improvement over its predecessors of September, and general conditions, with the exception of the state of affairs in the structural material market, are such as to indicate that the active season is only delayed.

There were several transactions concluded during the week that are worthy of comment.

The first of these is the acquisition by the Caledonian Insurance Company of Nos. 50 and 52 Pine street. The plot is of good size and on it the purchasers intend to erect a twelve or fifteen-story office building. Ex-Mayor Hewitt's purchase of the Monticello apartment house, at West End avenue and Seventy-ninth street, was one of the larger sales of the week, and the fact that the Hotel Cecil, St. Nicholas avenue and 118th street, was given in part payment, detracts very little from the importance of the deal. A second large apartment house deal was that in which the thesis story structure on Central Park West, near Ninety fourth, was concerned. The building is not entirely finished. The purchaser of this property is said to have paid cash for it. The other important sales of the week included a business property on Chatham Square and several high class dwellings on either side of Central Park.

The auction branch of the market fared worse than the brokerage branch. Outside of the many sales in foreclosed and partition the two offerings of importance, that of the Seaman property in the Twelfth ward and the Rogers property in the Bronx, were poorly received. There is practically no explanation for this exception except the one that the locations were not to the taste of prospective buyers. The present week promises to be a fairly active one in the salesrooms, but it is impossible to predict the receptions that will be accorded the offerings.

The report to effect that the Roman Catholic Orphan Asylum deal had fallen through was denied by the interested parties.

The following are the comparative tables, for Manhattan and The Bronx, of the conveyances, mortgages and projected buildings for the corresponding weeks of 1899 and 1898, as compiled by the Record and Guide:

CONVEYANCES.		1898.		1899.	
Total number.	Amount involved.	60,50 to 100.	25,00 to 50.	60,50 to 100.	25,00 to 50.
1,100	\$1,109,153	\$1,431,068	\$258	\$1,109,153	\$1,431,068
Total number of convey-					
ances Jan. 1 to date.					
Total number of mort-					
gages Jan. 1 to date.					
MORTGAGES.					
Total number.	201	255			
Amount involved.	\$4,156,775	\$3,737,143			
Number over 5 per cent.					
Amount involved.	\$1,503,547	\$1,227,511			
Amount over 5 per cent.					
Amount involved.	\$1,100,343	\$1,124,403			
No less than 5 per cent.					
Amount involved.	\$1,551,562	\$1,334,629			
No above to be trust and insurance companies.					
Amount involved.	\$2,184,159	\$1,341,720			
Total number of mort-					
gages Jan. 1 to date.					
Total amount of mort-					
gages Jan. 1 to date.					
SATISFACTION OF MORTGAGES.					
Total number.	199				
Amount involved.	\$2,098,443				
PROJECTED BUILDINGS.					
Total no. new buildings.	48	86			
Total amount of alterations.	\$1,148,750	\$1,450,720			
Total number of new build-					
ings Jan. 1 to date.					
Total amount of new build-					
ings Jan. 1 to date.					
Total amount of mort-					
gages Jan. 1 to date.					
Total amount of mort-					
gages Jan. 1 to date.					

Private Sales.

Dudley Hards has sold to Michael Tully two lots, each \$25,100, on the south side of Eightieth street, 50 feet west of West End avenue, for about \$40,000.

A. Alexander has bought the lot, 250,100, with old building, No. 9 Jones street. He has sold to Hagenauer & Wieslan the lot, 250,100, on the northeast corner of Amsterdam avenue and 165th street.

G. Kelly has bought the four-story brick flat, 25,187,100, No. 667 East 150th street.

A. H. Hart has sold the three-story brick building, 16,000, to Frank McNamee, No. 66 West street, for \$15,000.

The buyer is said to be W. H. Reed, the owner of Nos. 66 and 67 adjoining who, it is reported, will build a new house on the combined plots. S. Epstein has sold No. 2125, First avenue, a four-story tenement.

Monday's Auction Sales.

By PETER F. MEYER & CO.

Lington Avenue, No. 1014, west side, 68.2 south of Seventy-third street, 17,860, three-story brick dwelling. Mary J. Schaefer, attorney. Alfred A. Ackert, referee; amount due, \$1,663; subject to tax, \$1,650, and taxes, &c., \$60.

Eighteen-foot front, 100x110, White Plains road, 18x114, Wakefield; Ross A. Sutcliffe as general trustee of Samuel T. Shidell, trustee, and John L. Abbott, attorney. G. Kelly, attorney, No. 100, Van Wyck, referee; amount due, \$1,663; subject to tax, \$1,650.

RICHARD V. HARNETT & CO.

5th Avenue, No. 128, No. 2, c. 128th st., 24,11x110, four-story brick flat; Henry E. Cox and other trustees under the will of Mrs. Anna H. Howard D. Hamlin et al.; Edie A. Metrolis, attorney. Peter F. Meyer, referee; amount due, \$2,685; subject to taxes, &c., \$2,655.

10th Street, 11x110, vacant. George H. Hart, referee; amount due, \$2,685; subject to tax, \$2,655.

10th Street, 11x110, vacant. Alexander Walker against Mark F. Stevens et al.; Orlis & Passinger et al.; George H. Hart, referee; amount due, \$2,685; subject to tax, \$2,655.

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